

Direction: CITY.1380.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Tuesday, July 6, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth.....Present
Brown.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of June 22, 2015

Chairperson Erickson asked for any comments or modifications to the June 22, 2015 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approve the minutes of the June 22, 2015 meeting.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes
Brown.....Absent
Hatfield.....Abstain

Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items on the agenda.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – Canteen Vending, 519 S. 18th Street – Construction of a Major Modification to the Site Plan for two (2) building additions and associated landscaping – Compass Group – MaM-002713-2015

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Des Moines, representing the applicant, requested approval of a Major Modification to a Site Plan for Canteen Vending at 519 S. 18th Street to allow the construction of two building additions with associated landscaping improvements for office and warehouse space.

Mr. Arp expressed agreement with all staff recommendations and conditions of approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to Site Plan for Canteen Vending allowing two building additions and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The City Council granting a deferral for the installation of three (3) landscape islands and the associated curb and gutter within the portion of the parking lot directly adjacent to the northeast side of the building until such time that the parking lot is modified, expanded or reconstructed in the future.
2. The City Council granting a deferral for the installation of two (2) landscape pods in the portion of the parking lot directly adjacent to the northeast side of the building as required by City Code until such time that the parking lot is modified, expanded or reconstructed in the future.
3. The City Council granting a deferral for the installation of curb and gutter in the front parking lot at the main entrance to the site (east of the fenced in area of the parking lot) until such time that the parking lot is modified, expanded or reconstructed in the future.
4. The applicant installing street lights along S. 18th Street adjacent to the applicant's site at such time that overhead power is placed underground or as otherwise determined necessary by the City.
5. The applicant acknowledging that this approval is conditioned upon the future dedication of two (2) feet of right of way along S. 18th Street at such time as requested by the City and as outlined in the Irrevocable Offer of Dedication agreement for the subject property.
6. The applicant acknowledging that this approval is conditioned upon the applicant installing public sidewalks within the right-of-way of the subject property at such time as determined necessary by the City or otherwise triggered through the City's Sidewalk Improvement Program.

Vote: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
 Brown.....Absent
 Motion carried.

Item 4b – Anderson property, 4200 Grand Avenue – Approval of grading plan – Gordon and Doris Anderson - GP-002734-2015

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Des Moines, representing the applicant, requested grading approval which would allow for the ability to remove dirt from the property located at 4200 Grand Avenue. Currently, the City has begun an improvement project for Grand Avenue from 50th Street over to S. 35th Street, and as part of the improvement, there is a need for more fill. Since the Anderson property is higher than the east side of 50th Street, the contractor has asked the Anderson's for approval to remove dirt from their property to be used for the Grand Avenue Project. It was thought that this dirt removal would improve the Anderson property as it would no longer be as steep.

Planner Tragesser expressed that upon review, it was determined that grading would not be allowed in the right-of-way. The grading plan shows activity in the right-of-way which will necessitate changing the contour lines. Staff will continue to work with the applicant.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution recommending the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing to the City a copy of the NPDES Permit prior to commencing grading on the site.
2. Providing final grading plan documents prior to commencing grading.

Vote: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
 Brown.....Absent
 Motion carried.

Item 4c – DSM06 – Alluvion, southeast corner of Pine Avenue and S. 8th Street – approval of site plan for Phase 2 construction of data center – Microsoft Corporation – SP-002727-2015

Planner Tragesser stated that the applicant has requested approval for the second phase of the new Microsoft data center located off Veterans Parkway and Hwy 5 at 550 White Crane Road. Renderings were provided of the data server buildings within the phase two area. Ms. Tragesser continued by discussing the three conditions of approval dealing with future activity.

Chairperson Erickson noted that the applicant has indicated use of the American Sycamore tree which is not planted in Iowa due to fungus issues; he suggested that the London Plane tree be a substitute. Also, there are plans to plant the Eastern Red Cedar which acts as a host for Cedar Apple Rust. Chairperson Erickson suggested the Fat Albert Spruce replace this species as another planting option. He continued that Crab Apple trees were mentioned, but it does not look like the Crab Apple trees are included in the planting schedule.

Moved by Commissioner Hatfield with the suggested substitutions regarding landscaping, seconded by Andersen, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the DSM06 – Alluvion Site Plan to allow construction of four data server buildings within the phase two area, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that all phases collectively will need to abide by the regulations stated City's Noise Ordinance at all times;
2. The applicant taking the necessary measures within the limits of what Microsoft security measures will allow to minimize light pollution on surrounding properties and the area in general;
3. The applicant acknowledging and agreeing that any intended modifications to the site which differ from that shown on the final approval stamped site plan drawing packet shall require the review and approval of the City prior to implementation. Said changes may require the submittal and approval of a Minor or Major Modification Permit application, whichever is deemed applicable by staff which shall be reviewed and approved prior to implementation of any changes; and,
4. The applicant making appropriate substitutions for the American Sycamore tree and the Eastern Red Cedar.

Vote: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
 Brown.....Absent
 Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 – Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

Moved by Commissioner Crowley, seconded by Commissioner Costa to adjourn the meeting.

Vote: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth..... Yes
Brown..... Absent
Motion carried.

The meeting adjourned at 5:45 p.m.

Craig Erickson, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary